

1.0 INTRODUCTION

This Draft Program Environmental Impact Report (EIR) evaluates the environmental effects of the adoption of the Grantville Redevelopment Project and implementation of redevelopment project activities within the proposed Grantville Redevelopment Project Area (Project Area). The Redevelopment Plan for the Grantville Redevelopment Project Area will be implemented in accordance with the CCRL California Health and Safety Code Section 33000, et. seq. The Grantville Redevelopment Project is proposed as a catalyst to reverse the physical and economic blight identified by the City within the Project Area. A variety of redevelopment activities will be implemented subsequent to the adoption of the Redevelopment Project Area in order to achieve the objectives of the project. These activities will include, but not be limited to, the acquisition of land or building sites, improvement of land and building sites, rehabilitation of structures, improving public facilities and infrastructure, expanding employment opportunities, expanding recreational opportunities in the Project Area, and providing other public improvements and landscaping.

The EIR was prepared by professional environmental consultants under contract with the Redevelopment Agency of the City of San Diego (Agency). The Agency is the lead agency for the preparation of the EIR as defined by the CEQA and the content of the document reflects the independent judgment of the Redevelopment Agency of the City of San Diego.

1.1 Purpose of the EIR

This EIR is intended to provide information to public agencies, the general public, and decision makers, regarding the environmental impacts associated with the adoption and implementation of the Grantville Redevelopment Project. Under the provisions of CEQA, "the purpose of the environmental impact report is to identify the significant effects of a project on the environment, to identify alternatives to the project, and to indicate the manner in which significant effects can be mitigated or avoided." (Public Resources Code 21002.1(a)).

1.2 Contact Person

Comments of all agencies and individuals are invited regarding the information contained in the Draft EIR. Where possible, those responding are encouraged to provide the information they believe is lacking in the Draft EIR, or indicate where the information may be found. The Agency requests that all comments on the Draft EIR be sent to the following City of San Diego Redevelopment Agency contact person:

Mr. Tracy Reed
Economic Development Division
600 B Street, Fourth Floor, MS-904
San Diego, California 92101-4506

Following the 45-day public review period for the Draft EIR, which extends from December 13, 2004 to January 31, 2005 all written comments received on the Draft EIR will be responded to by the Agency in

writing. The written comments and Agency responses will be incorporated into a Final EIR. The Final EIR will be certified by the Redevelopment Agency at the time the project is considered for approval.

1.3 Legal Requirements

This EIR is an informational document intended for use by the Agency, other departments of the City of San Diego, Planning Commission and City Council, and the members of the general public in evaluating the potential environmental effects of redevelopment within the Grantville Redevelopment Project Area.

This document has been prepared as a Program EIR in accordance with Section 15168(a)(3) of the State CEQA Guidelines. Preparation of a Program EIR for this project is appropriate in light of Section 15180 of the CEQA Guidelines related to Redevelopment Projects. Section 15180 of the CEQA Guidelines states:

- (a) All public and private activities or undertakings pursuant to or in furtherance of a redevelopment plan constitute a single project, which shall be deemed approved at the time of adoption of the redevelopment plan by the legislative body. The EIR in connection with the redevelopment plan shall be submitted in accordance with Section 33352 of the Health and Safety Code.
- (b) An EIR on a redevelopment plan shall be treated as a program EIR with no subsequent EIRs required for individual components of the redevelopment plan unless a subsequent EIR or a supplement to an EIR would be required by Section 15162 or 15163.

This EIR complies with all criteria, standards, and procedures of the CEQA of 1970 as amended (Public Resources Code 21000 et. seq.), State CEQA Guidelines (CAC 15000 et. seq.), and the amended procedures for Implementation of CEQA and the State CEQA Guidelines (Redevelopment Agency Guidelines) adopted by the Redevelopment Agency in 1990 and on file in the Office of the Secretary of the Agency. Per Section 21067 of CEQA and Sections 15367 and 15050 through 15053 of the State CEQA Guidelines, the Redevelopment Agency of the City of San Diego is the Lead Agency under whose authority this document has been prepared.

1.4 Public Review And Comments

In order to define the scope of the EIR, a Notice of Preparation (NOP) was distributed to city, county, and state agencies, other public agencies, and interested private organizations and individuals. The purpose of the NOP was to identify agency and public concerns regarding potential impacts of the Grantville Redevelopment Project. Additionally, a public scoping meeting was held for the proposed project in order to solicit input on the scope and content of the EIR. This meeting occurred on July 26, 2004.

Written comments received during the 30-day public review period for the NOP and at the public scoping meeting are included in Appendix A of this EIR. Also, the transcript of verbal comments received at the scoping meeting is provided in Appendix A. Technical documents prepared for this EIR are included as

additional appendices. These documents were utilized as reference material in the analysis of environmental impacts.

This Draft EIR has been made available for public inspection at the following locations:

1. City of San Diego Redevelopment Agency. 600 B Street, 4th Floor, San Diego, CA 92101
2. City of San Diego Central Library (Science & Industry Section). 820 E Street, San Diego CA 92101
3. Mission Valley Branch Library. 2123 Fenton Parkway, San Diego, CA 92108
4. Tierrasanta Library. 4985 La Cuenta Drive, San Diego, CA 92124
5. Benjamin Branch Library. 5188 Zion Avenue, San Diego, CA 92120
6. San Carlos Branch Library. 7265 Jackson Drive, San Diego, CA 92119
7. Navajo Community Service Center. 7381 Jackson Drive, San Diego, CA 92119

Copies of the Draft EIR are available to the public on payment of a reasonable charge for reproduction. Documents are available for review during regular business hours. An electronic copy of the EIR is also available for review and/or downloading on the City of San Diego Redevelopment Agency's web site at www.sandiego.gov/redevelopment-agency/grantville.shtml.

1.5 Contents Of The EIR

The structure of the EIR is identified in the Table of Contents. The EIR is organized into 13 sections, including the Executive Summary.

The Executive Summary provides a brief project description, summarizes anticipated project impacts and mitigation measures, identifies alternatives evaluated in the EIR, and discusses areas of controversy and issues to be resolved.

Section 1.0 Introduction discusses the purpose of the EIR, identifies the lead agency contact person, legal requirements, public review and comment period, availability of reports, contents of the EIR, and intended uses of the EIR.

Section 2.0 Environmental Setting provides a description of the general environmental setting of the Project Area.

Section 3.0 Project Description provides a detailed description of the proposed project including project location and boundaries, project characteristics, project objectives, potential public improvements, and the project's relationship to existing community plans.

Section 4.0 Environmental Analysis provides an analysis of project impacts and identification of mitigation measures designed to reduce significant impacts.

Section 5.0 Cumulative Impacts discusses the impact of the proposed project in conjunction with other planned and future development in the surrounding areas.

Section 6.0 Growth Inducement evaluates the potential influence the proposed project may have on growth within the surrounding communities.

Section 7.0 Effects Not Found to Be Significant lists all the issues determined to not be significant as a result of preparation of this EIR.

Section 8.0 Alternatives provides an analysis of alternatives to the proposed project that have the potential to reduce significant impacts associated with the proposed project.

Section 9.0 References lists the data references utilized in preparation of the EIR.

Section 10.0 Glossary provides a glossary of terms used in the document.

Section 11.0 Individuals and Agencies Consulted lists all the individuals and agencies consulted and cited in the EIR.

Section 12.0 Preparers of EIR lists the individuals and companies involved in the preparation of this EIR.

The NOP, Responses to the NOP, and scoping meeting comments are also contained within Volume I, Appendix A. Volume II contains the technical documents (e.g., traffic report, cultural resources report) included as appendices to the EIR.

In compliance with Public Resources Section 211081.6, a mitigation monitoring program will be prepared as a separately bound document that will be adopted in conjunction with the certification of the Final EIR.

2.0 ENVIRONMENTAL SETTING

2.1 Location

The Grantville Redevelopment Project Area (Project Area) is located in San Diego County, in the City of San Diego. The Redevelopment Project Area is approximately 970 acres in size. A majority of the Project Area is located within the Navajo Community Planning Area, and generally includes the existing industrial and commercial areas along Friars Road, Mission Gorge Road, Fairmount Avenue and Waring Road. The Project Area consists of three non-contiguous subareas, referred to as Subarea A, Subarea B and Subarea C (See Figure 3-2 in Section 3.0, Project Description). The three subareas are described as follows:

- **Subarea A** – Subarea A is comprised of commercial, office, industrial, public facility, park and open space uses immediately north of I-8 and located along both sides of Fairmount Avenue, Friars Road and Mission Gorge Road north to Zion Avenue (and including several parcels north of Zion Avenue). The southeast portion of Subarea A also includes the first seven parcels on the southern side of Adobe Falls Road (starting at Waring Road). Subarea A comprises approximately 400 acres.
- **Subarea B** – Subarea B consists of the commercial, office, industrial, sand and gravel, and open space uses located along Mission Gorge Road from Zion Avenue, northeast to Margerum Avenue. Within this subarea, sand and gravel processing operations take place on both sides of the San Diego River. The western boundary is defined by the residential neighborhood along Colina Dorada Drive. Subarea B comprises approximately 505 acres.
- **Subarea C** – Subarea C includes a shopping center, retail uses and community facilities at, and adjacent to, the intersection of Zion Avenue and Waring Road. The Allied Gardens Community Park and other community services such as the Edwin A. Benjamin Library, Lewis Middle School, and two churches are included as the community facilities in this subarea. Subarea C comprises approximately 65 acres.

2.2 Existing Conditions

A majority of the Project Area is developed. Existing development includes mostly older commercial and industrial uses, with a smaller mix of office/professional, public/institutional uses, sand and gravel operations and parks. The Project Area is generally characterized as consisting of underutilized land and buildings, incompatible land uses, parcels of irregular size and form which hinder development, insufficient parking, and inadequate vehicle access.

The following provides a brief description of the environmental setting of the Project Area. A more detailed description of the setting as it relates to each environmental issue is provided in Sections 4.1 through 4.14 of this EIR.

2.2.1 Land Use

There is a mixture of urban land uses in the Project Area, a majority of the uses comprise commercial, industrial, and office/professional uses located along Mission Gorge Road, Friars Road, and Fairmont Avenue and Waring Road. Other urban uses include sand and gravel operations located within the area of the San Diego River, and institutional uses, including Allied Gardens Community Park, Lewis Middle School, and Kaiser Permanente hospital and medical office facilities. Open space areas include portions of the San Diego River and river valley.

2.2.2 Transportation/Circulation

Major roadways within the Project Area include Mission Gorge Road, Waring Road, Friars Road, and Fairmont Avenue. The Project Area is located in proximity to Interstate 15 (I-15) located to the west, and Interstate 8 (I-8) located to the south. The existing average daily traffic on the major roadways within the Project Area ranges between approximately 18,000 to 42,000 along Mission Gorge Road, 16,000 to 18,000 along Waring Road, 46,000 to 59,000 along Friars Road, and 48,000 along Fairmont Avenue. Bus service is provided along certain portions of these roadways, including bus routes 40 and 13 along Waring Road. An existing Class III bikeway is located on portions of Zion Avenue, Twain Avenue, and Waring Road, and Class I/III bikeway facilities are proposed along Mission Gorge Road, the San Diego River, and Del Cerro Boulevard. The Metropolitan Transit Development Board is currently constructing a trolley line that traverses a portion of the Project Area, and will connect Mission Valley to San Diego State University. This trolley line will include a trolley stop within the southern portion of the Project Area near I-8.

2.2.3 Air Quality

The Project Area is located within the San Diego Air Basin. The area experiences a Mediterranean-type climate and is characterized by cool summers, mild winters, occasional rainfall confined primarily to winter months, and fresh onshore breezes. Average seasonal temperatures range from the upper 70s in the summer with an average daily maximum of 65° F in the winter. The overall average temperature is 61° F. An average of 10 inches of rainfall occurs annually between November and April.

The San Diego Air Basin is classified as a “non-attainment area” as it does not meet federal and state air quality standards for ozone and state standards for particulate matter less than ten microns in diameter (PM₁₀). Air pollutants transported into the basin from the adjacent South Coast Air Basin (e.g., Los Angeles, Orange County) substantially contribute to the non-attainment conditions in the San Diego Air Basin.

2.2.4 Noise

A majority of the Project Area fronts major roadways including the I-8 Freeway. As a result, the primary source of noise in the Project Area is generated from vehicular traffic traveling along these roadways. There are also stationary noise sources in the Project Area. These include noise generated by industrial activities (e.g., manufacturing and aggregate processing) and commercial operations (e.g., auto repair).

2.2.5 Cultural Resources

No prehistoric resources have been identified in the Project Area. However, there are two known important cultural resources sites located in close proximity to the Project Area. These include the Kumeyaay village of *Nipaguay* and the Mission San Diego Alcalá, located on the west side of the San Diego River. Therefore, there remains a high potential for previously undiscovered prehistoric and historical sites to be located along and adjacent to the San Diego River. There are no designated historic structures located within the Project Area. However, several structures may be of historical significance based on their age and unique architectural characteristics.

2.2.6 Biological Resources

A majority of the Project Area is developed and devoid of sensitive or native biological resources. However, the Project Area includes portions of the San Diego River, a regionally significant biological resource. A total of 11 vegetation communities have been delineated within the Project Area, with most of the native communities occurring within the San Diego River area. Vegetation communities include diegan coastal sage scrub, disturbed habitat, eucalyptus, freshwater marsh, giant reed, non-native grassland, open water, ornamental, riparian forest, southern riparian scrub, and urban/developed. Approximately 283 acres of the Project Area are located within the boundaries of the City of San Diego Multiple Species Conservation Program (MSCP) Conservation Area. The riparian habitat and sage habitat located along the San Diego River in the Project Area is located within the MSCP's Multiple Habitat Planning Area (90-100% conserved) and serves as part of a local wildlife corridor.

2.2.7 Geology/Soils

The Project Area is not traversed by any known active geologic faults. The Rose Canyon fault, located approximately five miles west of the Project Area is classified as "active" by the State of California. Therefore, the Project Area is subject to strong ground motion during a seismic event as is most of the Southern California region. Portions of the Project Area may also be subject to liquefaction in the event of a strong seismic event.

2.2.8 Hazards and Hazardous Materials

Properties within the Project Area are developed with a variety of uses. These include offices, medical facilities, stores, restaurants, dry cleaning, gasoline service stations, automobile repair facilities, a sand and gravel operation, and public services buildings (e.g., hospital, school). Hazardous materials issues associated with various properties and businesses in the Project Area include eighteen open Leaking Underground Storage Tank (LUST) cases, located at 14 facilities, and 13 Resource Conservation and Recovery Act (RCRA) Generator facilities. There is a possibility of soil and/or groundwater contamination at some of these facilities.

2.2.9 Paleontological Resources

The Project Area is underlain by the Lindavista Formation, Stadium Conglomerate, Friars Formation, and the Santiago Peak Volcanics. The Lindavista Formation and the Stadium Conglomerate have moderate

paleontological resources sensitivity. The Friars Formation has a high resources sensitivity and the Santiago Peak Volcanics, within the Project Area, has a marginal resource sensitivity.

2.2.10 Aesthetics

Portions of Project Area have public views to the relatively natural landscape of the San Diego River and Mission Trails Regional Park to the north and northeast. However, a majority of the Project Area is urban and characterized by older development and blighted conditions.

2.2.11 Water Quality/Hydrology

The San Diego River is the primary hydrologic feature within the Project Area. The San Diego River bisects the northwestern portion of Subarea B and generally forms the western boundary of the Project Area as it flows from the southwest through the Navajo Community into Mission Valley. The San Diego River originates in the mountains northwest of the historic town of Julian and runs southwestward through an unincorporated, largely uninhabited area of San Diego County before entering El Capitan Reservoir. Downstream of El Capitan Reservoir, the river flows westward through the Cities of Santee and San Diego and past Famosa Slough to the San Diego River Estuary. The river discharges into the Pacific Ocean just south of the jettied entrance of Mission Bay in the community of Ocean Beach. The majority of the runoff from the Project Area flows into the San Diego River. Alvarado Canyon Creek traverses the southern portion of the Project Area, and is a tributary to the San Diego River.

2.2.12 Population/Housing

There are no residential units located within the Project Area, although the Navajo and Tierrasanta Community Plan areas are comprised primarily of residential land uses. The redevelopment area encompasses primarily non-residential uses.

2.2.13 Public Services

Much of the infrastructure in the Redevelopment Project Area is deficient and in need of improvement. Transportation and flood control infrastructure are the most notable deficiencies with respect to public services and utilities in the Project Area.

2.2.14 Mineral Resources

A 200-acre portion of a sand and gravel processing facility is located within Subarea B in the northern portion of the Project Area. The facility operates on both sides of the San Diego River and comprises a total of 250 acres.

2.3 Planning Context

As a basis for the redevelopment of the project, the project will be consistent with the City of San Diego Progress Guide and General Plan, community plans, and the Land Development Code (Zoning Ordinance) of the City of San Diego, as amended from time to time, and all other applicable state and local codes and guidelines.

2.3.1 Land Uses

In the City of San Diego, land use development is guided by the General Plan and the Land Development Code. The General Plan is implemented through community plans adopted for specific areas within the city. Existing community plan land uses within the Project Area include residential, commercial, industrial, sand and gravel, office/professional, public/institutional, recreational, and open space.

2.3.2 Progress Guide and General Plan

The Redevelopment Project Area is located entirely within San Diego city limits. Land use and development within the City is governed by the City of San Diego Progress Guide and General Plan, adopted by the City in 1979. The Progress Guide and General Plan provide the City's development policies in the form of findings, goals, guidelines, standards, and recommendations. The *Guidelines for Future Development*, Amendment to the Progress Guide and General Plan (October 1, 1992), includes a Development Program that establishes goals, guidelines, and standards for redevelopment within the City of San Diego.

The Progress Guide and General Plan also establishes numerous community planning areas throughout the City. The proposed Redevelopment Project Area is located within portions of three such community plans; the Navajo Community Plan, the Tierrasanta Community Plan, and the College Area Community Plan. The following describes the general character of each of these communities as described in the adopted community plans.

2.3.3.1 *The Navajo Community Plan*

The Navajo Community is located in the easterly portion of the City of San Diego and encompasses approximately 8,000 acres of land. The community lies generally north of Interstate 8, northwest of the city of La Mesa, west of the cities of El Cajon and Santee, and southeast of the San Diego River. The community is located among some prominent and attractive geographic features, including the San Diego River, Lake Murray, Cowles Mountain, and Mission Gorge areas of Mission Trails Regional Park.

A wide variety of land uses are represented in the western portion of the Navajo community, including detached and attached residential uses in Allied Gardens, and some significant commercial and light industrial centers in Grantville, situated along both sides of Mission Gorge Road. The central and eastern portions of the community are primarily residential neighborhoods. Pockets of neighborhood- and community-serving commercial uses are situated at the intersections of major transportation corridors, such as Navajo Road at the intersections of Jackson Drive and Lake Murray Boulevard.

The primary goal of the Navajo community plan is to retain the residential character of the area while providing basic services, which enhance the day-to-day lives of its residents, such as police and fire protection and open space amenities.

An issue discussed in the Community Plan relevant to the proposed project is that the visual clutter created by numerous curb cuts, unscreened parking areas, excessive sign and billboards, and above ground utilities, as well as much of the development along Mission Gorge Road does not project a positive

impression of the community. In addition, neighborhood centers along Mission Gorge Road have developed without regard to other development, resulting in a lack of coordinated design. This portion of the Navajo Community is a part of the Grantville Redevelopment Project Area. An objective of the Community Plan is to improve the appearance of the existing strip commercial development on Mission Gorge Road between Interstate 8 and Zion Avenue by reducing signs, improving landscaping and architectural design, providing consistent building setbacks and providing adequate off-street parking. The majority of the Redevelopment Project Area, approximately 82 percent, is located within the Navajo Community Plan Area.

2.3.3.2 *The Tierrasanta Community Plan*

The Tierrasanta Community is centrally located within the greater San Diego metropolitan area. The planning area is approximately 6,700 acres in size, of which about 42 percent is within the Mission Trails Regional Park. The Tierrasanta Community Plan characterizes Tierrasanta as “a high quality, planned residential community.” It includes diverse housing types, ranging from private and Naval apartment units to luxurious, custom built homes, all interspersed with open space canyons. The relative isolation of Tierrasanta from surrounding communities has enhanced the sense of community felt by its residents. Commercial areas are limited to those needed to support the community, and there is only one small, isolated industrial site within the community.

Approximately 18 percent of the Redevelopment Project Area is located within the Tierrasanta Community Plan Area. The portion of the Tierrasanta Community within the Project Area is designated as sand and gravel and open space.

2.3.3.3 *The College Area Community Plan*

The College Area Community is located in the eastern part of the City of San Diego, along the southern rim of Mission Valley and approximately eight miles northeast of the downtown area. The plan area consists of approximately 1,950 acres and is developed primarily as a single-family community with approximately 56 percent of the developable land devoted to that use. The area has been impacted by San Diego State University (SDSU), located on its northern edge and a deteriorating commercial corridor on its southern edge. Traffic congestion is also an issue confronting the community and is related to the large university-orientated population and through-traffic traveling to and from adjacent communities.

The College Area Community presents a dual visual image. Entrances to the community are along heavily traveled streets leading to the high activity area surrounding SDSU. Development along El Cajon Boulevard is auto oriented and visually fragmented, resulting in a busy and confusing image along the length of the southern boundary of the community. However, within one block of the main arteries of the community and within just a few blocks of SDSU, the character of the community changes. Here the streets are lightly traveled, tree-lined and curving, some ending in cul-de-sacs. Canyons and hillsides are visible. Houses in these neighborhoods exhibit architectural styles spanning five decades, but mature landscaping and similar scale of development give coherence to these neighborhoods.

Less than one percent of the Redevelopment Project Area is located within the College Area Community Plan Area. This small portion is comprised only of transportation related land associated with the I-8 Freeway.

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3.0 PROJECT DESCRIPTION

3.1 Introduction

The Redevelopment Agency of the City of San Diego (Agency) is proposing to establish the Grantville Redevelopment Project Area, which would encompass an approximately 970-acre area within the eastern portion of the City. The primary purpose of establishing this redevelopment project area is to create a strong economic base within, and for, portions of the Navajo and Tierrasanta Communities and neighborhoods surrounding the Project Area. The establishment of a redevelopment project area will provide a catalyst to eliminate economic blighting conditions. After adoption of the proposed redevelopment project area, the Agency would implement subsequent redevelopment activities with the purpose of improving the area's quality of life, improving underutilized land and buildings, eliminating incompatible land uses and parcels of irregular size and form which hinder development, address issues such as insufficient parking and inadequate vehicle access. Redevelopment activities would also allow for the protection and enhancement of the ecologic value and function of San Diego River; as well as provide recreational opportunities adjacent to the river, and provide public/private support for the San Diego River Park.

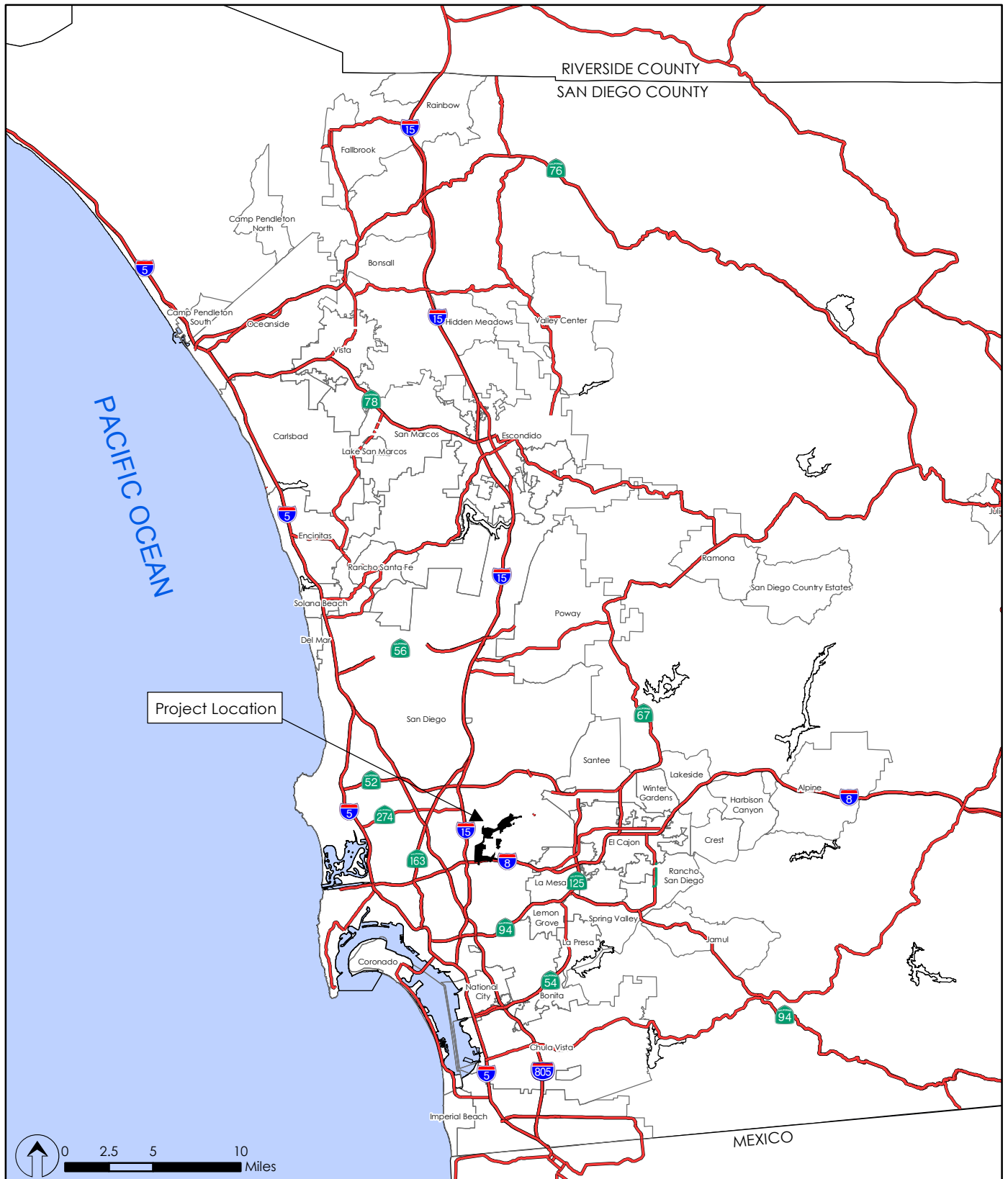
The San Diego City Council ("City Council") adopted Resolution No. R-147378, on May 6, 1958, creating the San Diego Redevelopment Agency ("Agency") for the purpose of pursuing redevelopment activities in the City pursuant to the CCRL (Health and Safety Code Section 33000 et. Seq.). The Agency is authorized by the City Council to implement redevelopment plans within designated Redevelopment Project Areas throughout the City.

On March 30, 2004 the City Council designated the Grantville Redevelopment Survey Area through adoption of Resolution No. 299047, for purposes of determining the feasibility of a redevelopment project. From that survey area, proposed Project Area boundaries were selected for further study and analysis. On August 10, 2004, the Planning Commission of San Diego approved the Preliminary Plan for the Grantville Redevelopment Project and the boundaries of the Grantville Redevelopment Project Area.

The proposed redevelopment project and subsequent redevelopment activities will be implemented by the Agency. The Agency is the "Lead Agency" for preparation of this EIR under CEQA.

3.2 Project Location and Boundaries

The proposed Grantville Redevelopment Project Area is located in San Diego County, in the City of San Diego. The City of San Diego is located adjacent to the United States International Border with Mexico and approximately 130 miles south of Los Angeles (Figure 3-1). The Project Area is situated in the eastern portion of the City and consists of three non-contiguous subareas (referred to as Subarea A, Subarea B and Subarea C). Figure 3-2 depicts the boundaries and subareas of the Grantville Redevelopment Project Area. The three subareas are described as follows:



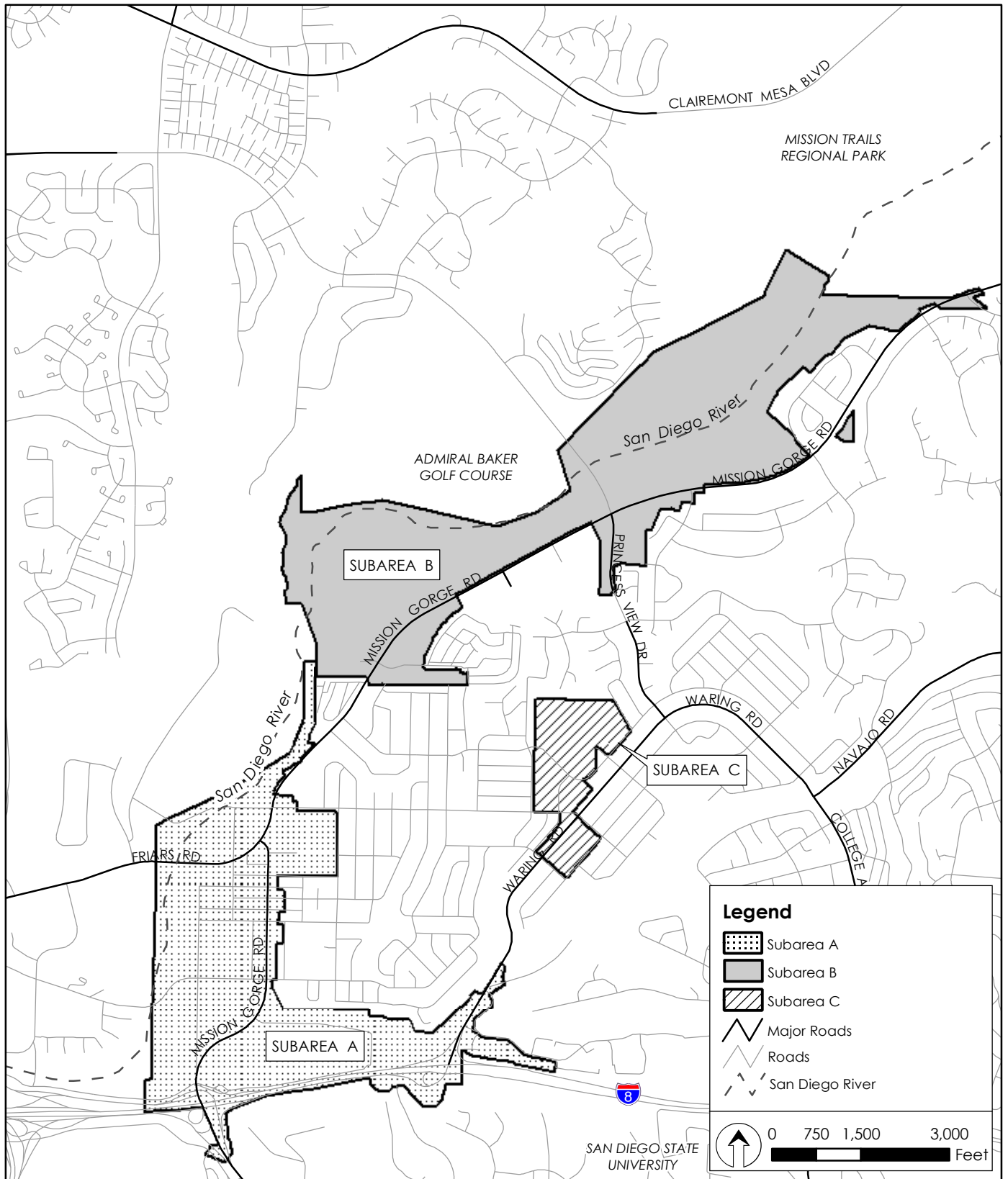
SOURCE: SANDAG and BRG Consulting, Inc., 2004

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Grantville EIR
Regional Vicinity

FIGURE
1



SOURCE: SanGIS and BRG Consulting, Inc., 2004

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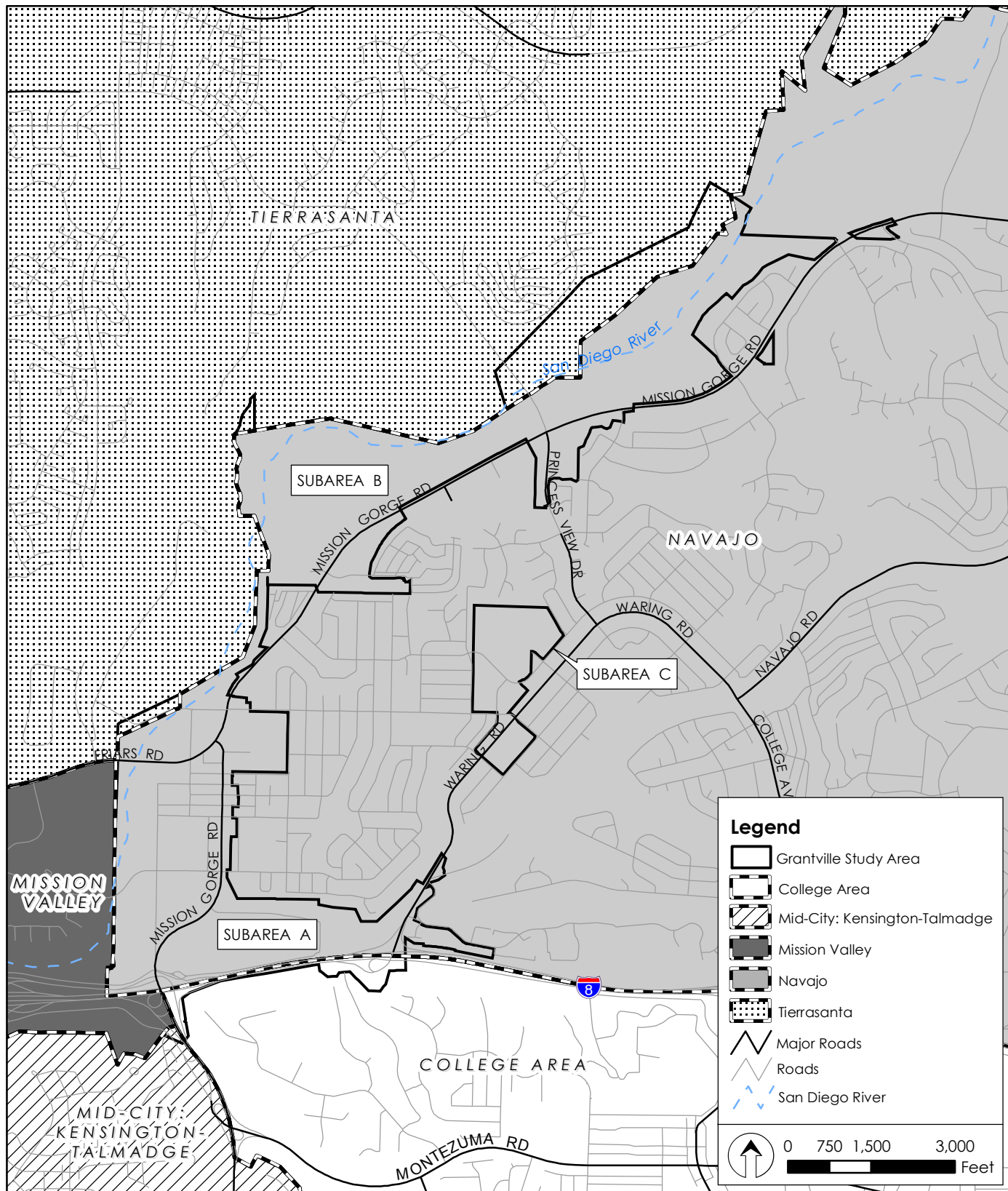
- **Subarea A** – Subarea A is comprised of commercial, office, industrial, public facility, park and open space uses immediately north of I-8 and located along both sides of Fairmount Avenue, Friars Road and Mission Gorge Road north to Zion Avenue (and including several parcels north of Zion Avenue). The southeast portion of Subarea A also includes the first seven parcels on the southern side of Adobe Falls Road (starting at Waring Road). Subarea A comprises approximately 400 acres.
- **Subarea B** – Subarea B consists of the commercial, office, industrial, sand and gravel, and open space uses located along Mission Gorge Road from Zion Avenue, northeast to Margerum Avenue. Within this subarea, sand and gravel processing operations take place on both sides of the San Diego River. The western boundary is defined by the residential neighborhood along Colina Dorada Drive. Subarea B comprises approximately 505 acres.
- **Subarea C** – Subarea C includes a shopping center, retail uses and community facilities at, and adjacent to, the intersection of Zion Avenue and Waring Road. The Allied Gardens Community Park, and other community services such as the Edwin A. Benjamin Library, Lewis Middle School, and two churches are included as the community facilities in this subarea. Subarea C comprises approximately 65 acres.

The City of San Diego has adopted a number of community plans that provide land use development guidelines for property within each community. The proposed Grantville Redevelopment Project lies within the boundaries of three such community plans; the Navajo Community (82%), the Tierrasanta Community (18%), and the College Area Community Plans (less than 1%). Figure 3-3 depicts the boundaries and neighborhoods of these Community Planning Areas. All redevelopment activities will need to conform to the applicable Community Plan and the City's Land Use Development Code and the approval process for activities covered by the applicable Community Plan and the City's Land Use Development Code. The only exception is the southern portion of the Interstate 8 (I-8) interchanges at Fairmount Avenue and Waring Road, which are in the College Area Community Plan. Both interchanges are California Department of Transportation (Caltrans) right-of-ways and were included in the Project Area as possible traffic improvements and would be subject to Caltrans regulations.

3.3 Project Characteristics

The Project Area is located in a primarily urbanized portion of the City; however, portions of the Project Area (north of Mission Gorge Road) include the San Diego River, and undeveloped areas associated with existing and historical sand and gravel operations. Land uses include commercial, office/professional, open space, industrial, public/institutional, recreational and open space land uses and vacant land. Problem conditions that are proposed to be addressed through redevelopment include:

- Deterioration and dilapidation;
- Defective design;
- Ineffective transportation design and conditions;
- Incompatible uses;



SOURCE: SanGIS and BRG Consulting, Inc., 2004

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Grantville EIR

Community Planning Areas

FIGURE
3-3

- Inadequate lot size;
- Industrial pollution; and,
- Low lease rates.

The Agency proposes the Grantville Redevelopment Project as a catalyst to reverse the physical and economic blight in the area. Redevelopment would achieve the purposes of the CCRL (Health and Safety Code Section 33000 et. seq.) by:

- Eliminating physical and economic blighting conditions;
- Replacement of obsolete and deteriorated public improvements and facilities;
- Rehabilitation of industrial and commercial structures;
- Planning, redesign, and development of areas which are underutilized;
- Participation of owners and tenants in the revitalization of their properties;
- Providing affordable housing;
- Restoration of waterways and reduction of urban runoff along the San Diego River; and,
- Revitalization of commercial and industrial districts.

3.3.1 Redevelopment Project Actions

The Grantville Redevelopment Project will involve a number of subsequent actions over a 30-year time period to implement the Redevelopment Project. Redevelopment actions undertaken by private development interests and public agencies within the Redevelopment Project Area may include:

- a. Rehabilitating, altering, remodeling, improving, modernizing, clearing or reconstructing buildings, structures and improvements;
- b. Rehabilitating, preserving, developing, or constructing affordable housing in compliance with State Law;
- c. Providing the opportunity for owners and tenants presently located in the Redevelopment Project Area to participate in redevelopment projects and programs, and extending preferences to occupants to remain or relocate within the Redevelopment Project Area;
- d. Providing relocation assistance to displaced residential and nonresidential occupants, if necessary;
- e. Facilitating the development or redevelopment of land for purposes and uses consistent with the Redevelopment Plan;
- f. Providing incentives for property owners, tenants, businesses, and residents to participate in improving conditions throughout the Redevelopment Project Area;
- g. Acquiring real property by purchase, lease, gift, request, devise, or any other lawful means, after the conduct of appropriate hearings;

- h. Combining parcels and properties where and when necessary;
- i. Preparing building sites and constructing necessary off-site improvements;
- j. Acquiring, installing, developing, constructing, reconstructing, redesigning, planning, replanning and reusing streets, curbs, gutters, sidewalks, traffic control devices, utilities, flood control facilities, and other public improvements and public facilities;
- k. Providing additional parking throughout the Redevelopment Project Area;
- l. Providing for open space;
- m. Managing property owned or acquired by the Agency;
- n. Assisting in procuring financing for the construction of residential, commercial, industrial and office buildings to increase the residential and commercial base of the Redevelopment Project Area, and the number of jobs in the City;
- o. Disposing of property including the lease or sale of land at a value determined by the Agency for reuse in accordance with the Redevelopment Plan;
- p. Establishing controls, restrictions, or covenants running with the land, so that property will continue to be used in accordance with the Redevelopment Plan;
- q. Vacating or abandoning streets, alleys, and other thoroughfares, as necessary, and dedicating other areas for public purposes consistent with the objectives of the Redevelopment Plan;
- r. Providing replacement housing where required;
- s. Applying for and utilizing grants, loans, and any other assistance from federal, and state governments, or other sources;
- t. Taking actions the Agency determines are necessary and consistent with state, federal, and local laws to make structural repairs to buildings and structures, including historical buildings, to meet building code standards related to seismic safety;
- u. Taking actions the Agency determines are necessary and consistent with state, federal and local laws to remedy or remove a release of hazardous substances on, under or from property within the Redevelopment Project Area or to remove hazardous waste from property;
- v. Preparing and carrying out plans for the improvement, rehabilitation, and redevelopment of blighted areas and creating a variety of economic development programs which will help build a stronger economic base within the Redevelopment Project Area;
- w. Assisting businesses in the Redevelopment Project Area with façade improvements and general rehabilitation by providing loans and grants; and,
- x. Adopting specific design guidelines for projects to ensure a consistent design theme which will guide rehabilitation, new development, developers, architects, and builders.

3.3.2 General Plan Consistency

As required by the CCRL, the land uses designated in the Redevelopment Plan will be consistent with those called for by the City of San Diego Progress Guide and General Plan. As described above, the applicable community plans are the Navajo Community Plan and the Tierrasanta Community Plan.

3.3.3 Development Potential

The land uses and intensity of development permitted in the Redevelopment Project Area would not exceed that currently allowed by the City's General Plan and associated Community Plans, and as implemented through the underlying zoning designations. The Redevelopment Project would be expected to result in the development of larger, more coordinated individual development projects, and a more rapid pace of development and redevelopment than would take place without the use of redevelopment powers. One of the purposes of the redevelopment project is to eliminate conditions of economic and physical blight in the Redevelopment Project Area, and to stimulate development.

To estimate environmental effects of the proposed project, land development expected to occur in the Redevelopment Project Area over the next 30 years has been estimated based on currently adopted Community Plan land uses, with also the consideration of current and projected market trends related to various development types in the City. Table 3-1 depicts the existing development within the Project Area and Table 3-2 depicts the estimated increase in development anticipated within the Project Area as a result of redevelopment activities and consistent with existing regulations. Assuming development of currently vacant parcels and redevelopment of existing developed parcels according to the existing Community Plan land uses, a shift in the type and intensity of development would occur in the Project Area. It is estimated that commercial development would be increased by 302,460 square feet, industrial development would be increased by 6,145,342 square feet, single-family dwelling units would be increased by 48 units, multi-family dwelling units would be increased by 86 units, and commercial recreation would increase by two acres. Assuming that parcels redevelop according to the community plan, a decrease in certain types of existing uses would occur, and include a reduction of future office development by 168,619 square feet, institutional facilities by 68,953 square feet, religious facilities by 117,148 square feet, quarry extraction by 101 acres and agriculture (nursery) by one acre.

Existing land use was derived through a comprehensive land use survey of the Project Area of existing land use type and building development on each individual parcel of the Project Area. As previously described, the development estimates depicted in Table 3-2 are based on current and projected market trends related to various development types in the City. Generally, a Floor Area Ratio (FAR) range between .34 and .40 is assumed for most non-residential uses. It should be noted that existing land use regulations in the Project Area allow an FAR up to 2.0; however, the application of the .34 to .40 range is considered a more realistic estimate of future growth based on land use and infrastructure (e.g., roadway) capacities in the Project Area. Figure 4.1-1 in Section 4.1, Land Use, of this EIR depicts the existing land uses within the redevelopment Project Area, and Figure 4.1-2 depicts the Community Plan land use. The estimates provided in Table 3-2 are subject to variation because of the range of options available for many sites, the long development period (i.e., 30 years) being considered, and the inability to predict new market forces that may decide development potential over the life of the redevelopment project.

TABLE 3-1
Existing Land Uses

Land Use Type	Net Acres	Existing Building Square Feet
Single-Family Residential	1.45	N/A
Commercial	125.50	1,290,019.37
Office	21.26	364,829.12
Communications and Utilities	0.96	2,959.26
Commercial Recreation	18.89	0
Industry – Light	258.60	2,190,134.89
Industry – Extractive	200.38	2,503.01
Public Services	13.31	73,479.25
Schools	24.90	N/A
Transportation	112.66	0
Agriculture (Nursery)	0.10	4,552.38
Parks	68.92	0
Undeveloped/Vacant	69.02	0
Water	8.56	0
Hospital	32.98	882,278
Religious Facilities	12.53	117,147.66
TOTAL	970.02	4,972,720

Source: BRG Consulting, Inc., 2004.

TABLE 3-2
Estimated Increase in Development in the Project Area

Land Use Type	Estimated Dwelling Units	Estimated Non-Residential Square Footage
Commercial Uses		302,460
Industrial Uses		6,145,342
Single-Family Residential	48	
Multi-Family Residential	86	

Source: BRG Consulting, Inc.

3.4 Project Objectives

The overall objective of the proposed Redevelopment Plan is to eliminate and prevent the recurrence of blight in the Project Area. Physical and economic blight conditions indicate that without public action, the area will continue to stagnate, resulting in the worsening of existing problems in the future.

Redevelopment provides financial resources and implementation powers with which the Agency can encourage broad reinvestment in the Grantville Redevelopment Project Area, by making public

investments, providing incentives for private investments, and assembling properties suitable for new development at current standards. To fund the improvements needed to revitalize, rehabilitate, and attract private development to the Grantville Redevelopment Project Area, the Agency will utilize tax increment financing.

3.4.1 Redevelopment Project Objectives

Specific objectives for the Grantville Redevelopment Project include:

1. Eliminate and prevent the spread of blight and deterioration, and redevelop the proposed redevelopment Project Area in accordance with the City of San Diego Progress Guide and General Plan, applicable community plans, the Proposed Redevelopment Plan, and local codes and ordinances;
2. Enhance economic growth within the Redevelopment Project Area by continuing ongoing efforts to revitalize industrial and commercial areas;
3. Improve the flow of traffic within the Redevelopment Project Area and otherwise enhance the quality of pedestrian and vehicular mobility, and improve transportation facilities, which support the vitality, safety, and viability of the Redevelopment Project Area;
4. Alleviate the shortage of parking while avoiding negative impacts on residential neighborhoods resulting from the oversupply of parking by implementing a coordinated and comprehensive plan for the proportional distribution and proper configuration of parking spaces and facilities;
5. Expand employment opportunities within the Redevelopment Project Area by encouraging the development of manufacturing enterprises and improving accessibility of employment centers within and outside the Redevelopment Project Area;
6. Improve public infrastructure and undertake other public improvements in, and of benefit to, the Redevelopment Project Area, such as undergrounding electrical distribution lines and telephone lines along major streets, widening, reducing or otherwise modifying existing roadways or creating additional streets for proper pedestrian and/or vehicular circulation;
7. Expand recreational opportunities within the Project Area;
8. Create an attractive and pleasant environment within the Redevelopment Area.

3.4.2 Projects and Programs

3.4.2.1 *Economic Development Programs*

Economic development programs are needed to improve the Redevelopment Project Area's economic base. These programs would facilitate the revitalization of blighted properties by using redevelopment tools. Agency staff will pursue reuse, redevelopment, and revitalization of nonconforming, vacant, or underutilized properties through marketing of the area and encouragement of private sector investment. Potential projects include, but are not limited to:

- Assist with rehabilitation of industrial and commercial buildings throughout the Redevelopment Project Area;
- Assist in the development of commercial nodes along Mission Gorge Road including mixed-use projects;
- Assist in the development of additional parking opportunities throughout the Redevelopment Project Area;
- Assist in the development of light industrial and manufacturing parks; and
- Assist in assembling land for new development.

Economic development initiatives include implementation of an industrial and commercial rehabilitation program. This program would provide assistance in the form of grants and/or low interest loans to eligible Redevelopment Project Area businesses to encourage and assist in modernizing and improving industrial and commercial structures. The reinvestment in the business community would include façade improvements, rehabilitation of deteriorated buildings, hazardous materials disposal and signage upgrades.

Furthermore, the Agency proposes a proactive business expansion and retention program that would encourage new businesses to locate within the boundaries of the Redevelopment Project Area, and assist in the retention of existing businesses. This investment in the business community may include expanded marketing of the area, improvements to business facilities to meet modern market demands, and other actions to deter sales tax leakage.

3.4.2.2 *Low And Moderate Income Housing Programs*

As provide by CRL Section 33334.2(a), no less than 20 percent of all tax increment revenue allocated to the Agency shall be used for the purpose of increasing, improving, or preserving the community's supply of low and moderate income housing. Taken together, these factors present a substantial challenge for the Agency, yet also provide an opportunity to influence the community by providing resources to maintain the low and moderate housing stock and to assist residents with homeownership. In order to meet these objectives, the Agency may develop new programs for property owners such as:

- First-Time Home Buyer Program – Develop a training program for first time homebuyers to educate them about saving for, financing and caring for a home. Another facet of the program could offer “silent second” mortgages to homebuyers that are very low or low income according to HUD guidelines. Both the realty and backing communities would be key participants in this program.
- Rehab Loan Program for Single-Family Owner-Occupants – This program would be offered to existing homeowners and provide grants, low-interest rate loans for property improvement or additions. This would assure residents live in safe and sanitary housing and alleviate overcrowded conditions by constructing additional bedrooms as needed.
- Multi-Family Rehabilitation Program – Offer low interest rate loans to rehab units occupied predominantly by very low, low and moderate income residents. This would assure that owners are

able to maintain their property even though their revenue stream may be compromised by lower lease rates.

- Multi-Family Apartment Owners Program – Organize apartment owners similar to a Business Improvement District (BID) to enable owners to coordinate marketing, security, property management, tenant issues and maintenance.
- Senior Housing – As existing residents age, the development of senior housing complexes would enable residents to stay in their neighborhood when they can no longer maintain their homes.
- Landmarks/Gateways – Develop signage, streetscape or landscaping to identify different communities.
- Urban Design Linkages – Create connections between parks and open spaces and neighborhoods. The communities could be linked to existing parks and open spaces.
- Residential Sales/Rental Office – A strategically located office should be established to market and disseminate information about residential opportunities in the community. The office would also give information about education facilities, business and retail services and employment opportunities. This office would be in close proximity to a community service center so that existing residents could also benefit.
- Residential Marketing Materials – Marketing materials could be created for prospective home buyers, realtors, banks and business people. Possible material may include a community video, neighborhood brochures, Internet home page, and maps showing landmarks and parks. These materials could be located at the sales/rental office and at the community service center.

Further, the Agency may exercise any or all of its powers, including, but not limited to, the following:

- Acquire land or building sites;
- Improve land or building sites with on- or off-site improvements;
- Donate land to private or public persons or entities;
- Acquire, rehabilitate and/or construct buildings or structures;
- Provide subsidies to or for the benefit of persons or families of very low, low, or moderate income;
- Develop plans, pay principal and interest on bonds, loans, advances, or other indebtedness, or pay financing, carrying charges or insurance premiums; and,
- Preserve the availability to lower income households of affordable housing units in housing developments which are assisted or subsidized by public entities and which are threatened with imminent conversion to market rates.

3.5 Public Improvements

Redevelopment of the Project Area in conformance with the adopted Navajo Community Plan and Tierrasanta Community Plan will require construction of public infrastructure improvements as identified as part of community plan implementation. The Agency may, when legally and financially feasible, use redevelopment funds to pay for all or a portion of these project costs.

3.6 Relation To Existing Community Plans

The proposed Redevelopment Project Area is located within three community planning areas, the Navajo, Tierrasanta, and College Area communities. The City has adopted a community plan for each of these areas. These community plans, adopted by the City of San Diego, provide land use guidelines for property within the plans. All redevelopment activities will need to conform to the applicable Community Plan and the approval process for activities covered by the applicable Community Plan.

3.6.1 The Navajo Community Plan

The Navajo Community Plan establishes goals and objectives to guide the growth and revitalization of the Navajo area. Some of the goals and objectives contained in the Community Plan that are relevant to the proposed Redevelopment Project Area include:

3.6.1.1 *Transportation*

- Address substandard level of service for vehicle movement along Mission Gorge Road.
- Complete the extension of the Mission Valley Light Rail Transit Lane to serve the College Area Community.

3.6.1.2 *Commercial Revitalization*

- Continue the ongoing efforts to revitalize the commercial areas along Mission Gorge and Waring Roads.
- Promote interest and commitment by local businesses and the community-at-large in the revitalization of all commercial areas of the community.

3.6.1.3 *Industrial Revitalization*

- Ensure that the appearance and character of industrial uses are compatible with the character of the surrounding commercial and residential areas.
- Develop a circulation network that will provide for less congested access to the Grantville industrial area.

3.6.1.4 *San Diego River Revitalization*

- Continue the ongoing process to complete the San Diego River Master Plan.
- Ensure that future development along the San Diego River is designed to minimize impacts to this sensitive resource.

3.6.1.5 *Economic Restructuring and Reinvestment Goals*

- To enhance Grantville's commercial corridors as neighborhood and community oriented shopping and employment centers.
- To improve accessibility of employment centers within and outside the community.

3.6.1.6 *Utilities*

- Undergrounding of electrical distribution lines and telephone lines along major streets is jointly financed by the City and San Diego Gas and Electric (SDG&E). Priorities for undergrounding are based upon the amount of traffic, congestion of wires, and major scenic routes. The plan recommends continuation of the undergrounding of overhead lines, and recommends that guidelines be established for the timely removal of utility poles once underground facilities are in place.

3.6.1.7 *Parking*

- As a result of historical development patterns, changed demographics and current parking needs, the Grantville community faces problems with the quantity, location and safety of it's existing parking supply. Many of the older, predominately commercial and industrial areas were developed with parking standards that were appropriate for the early twentieth-century, but do not meet current demands. Furthermore, the existing parking supply of many projects is found to have inadequate configuration for its location and is unsuited to the needs of current businesses.

3.6.2 *The Tierrasanta Community Plan*

Approximately 130 acres of sand and gravel operations fall under the jurisdiction of the Tierrasanta Community Plan, which was adopted in 1982. The sand and gravel processing area is isolated from the Tierrasanta community at its southeastern corner and has been designated as open space by the Tierrasanta Community Plan.

3.6.2.1 *Open Space*

- Upon termination of the sand and gravel operations, the excavated area should be rehabilitated and a pathway to Mission Trails be provided. Any other use of the property beyond open space uses will require an amendment to the plan.
- Designated open space areas which are not to be acquired by the City should be allowed to apply the adjacent residential density for development purposes.

3.6.3 College Area Community Plan

Transportation land use of the College Area Community Plan is located within the proposed Redevelopment Project Area. This area is right-of-way associated with the Interstate 8 Freeway.

3.7 Intended Uses of the EIR

The following public agencies are expected to use the information contained in this EIR for approvals of actions related to adoption and implementation of the redevelopment project activities:

3.7.1 Redevelopment Agency of the City of San Diego

- Prepare, adopt, and implement Redevelopment Project for Grantville Redevelopment Area;
- Implement projects consistent with Redevelopment Project objectives by means other than redevelopment;
- In conjunction with the Redevelopment Project, undertake some or all of the following activities:
 - a) Approval and implementation of Disposition and Development Agreements (DDAs) and/or Owner Participation Agreements (OPAs);
 - b) Sale of Tax Increment Bonds;
 - c) Approval of funding of public improvements;
 - d) Acquisition and disposition of property;
 - e) Relocation of residents and businesses;
 - f) Construction or rehabilitation of replacement housing; and,
 - g) Approval of other actions incidental to implementation of the above actions.

3.7.2 San Diego City Council

- Adoption of Redevelopment Project;
- Adoption of other plans, or policies for the Redevelopment Area;
- Approval and funding of public improvements;
- Approval of disposition of property; and,
- Approval of General Plan, Community Plan, and rezoning which may be necessary to implement the development/redevelopment of specific sites within the Redevelopment Project Area.

3.7.3 Various City Departments of Commissions

Issuance of any necessary permits which may include:

- a) Permission for construction in public ways;
- b) Excavation and shoring in public ways;
- c) Grading and approval of haul routes for export and import of soil materials;
- d) Demolition, foundations, structural steel, and other building permits;
- e) Installation of public utilities;
- f) Construction of public improvements;
- g) Subdivision maps, parcel maps, lot line adjustments;
- h) Environmental mitigation programs;
- i) Streetscape improvements;
- j) Approval of individual development projects; including conditional use permit, design review, zoning variances, and related other actions;
- k) Subarea improvement plans, streetscape plans, design guidelines and standards and other plans and programs; and,
- l) Related activities.